

**TOWN OF BASS LAKE  
SAWYER COUNTY  
PLANNING COMMITTEE & BOARD OF SUPERVISORS  
THURSDAY, SEPTEMBER 4, 2014**

**MINUTES**

Chairperson Mark Olson called the meeting to order at 6:30 pm. Members Present: Chairperson Mark Olson, Phil Nies, Dorothy "Doc" Brueggen, Dick Theis, Mark Laustrup, Dan Tyrolt and Helen Chevrier. Members Absent: Joel Valentin.

Clerk Warshawsky affirmed agenda was posted in compliance with open meetings law.

Motion by Brueggen to approve the agenda. Nies added "2. Town Policy on Minimum Lot Size in Northwoods Beach" under New Business. Motion by Brueggen, seconded by Tyrolt to approve amended agenda. Motion carried.

Motion by Laustrup, seconded by Brueggen to approve the minutes of the March 6, 2014 regular meeting. Motion carried.

Olson reported that correspondence was received from Sawyer County Zoning approving the variance application for Bradley Herbert with the condition that the cabin be removed, as the Town requested.

**ZONING:** None

**OLD BUSINESS:**

Town of Bass Lake, Sawyer County Land Use and Zoning Guide was reviewed. Discussion followed. Nies stated that Olson has been diligent and in August the Sawyer County Board of Appeals (BOA) followed the guidelines. One application was approved and one was denied because it did not pass the 3 step test. Discussion followed. Olson reported that Sawyer County is supposed to be hosting an Extension person. We have been waiting since last February, but it is still supposed to happen. Discussion followed. Nies stated that the Planning Committee needs to approve or disapprove an application and state the reason. Olson stated that the land use and zoning guide was written to provide Planning Committee members information and guidelines to formalize the process. Olson stated that the BOA listens to the Town. Tyrolt asked if the Town will continue to add to the land use and zoning guide. Olson answered yes and suggested reviewing it each year. Discussion followed. Once the land use and zoning guide is approved by the Board, it will be posted on the website as a PDF file. Discussion followed.

Olson gave an update on the Comprehensive Plan. Nies reported that the Board approved and Northwest Regional Planning will update chapters 1, 2 and 3 and the Planning Committee will review the rest. Nies reviewed and has noticed that when the original was put together, a lot of assumptions were incorrect. Nies has been trying to get information from Sawyer County Zoning. Discussion followed. Olson stated that Northwest Regional Planning will be taking new census data and plugging it in. Olson and Nies have been trying to clean the plan up. Information from the County needs to be verified. Discussion followed. Nies will finish up the red line version and the Planning Committee can decide what they want to keep or discard. Discussion followed. Tyrolt asked if grants are available. Olson replied not anymore. Chevrier said that grants were available for the development of the plan. Discussion followed.

## NEW BUSINESS:

Olson reported that \$13,400.00 has been carried over for little LCO. The family that owns the property is divided on what they would like to do with the property. The mother is still alive and wants to keep the property while her children want to sell 6 of the 7 lots. The children are interested in talking to the Town. Discussion followed. Olson stated that the plan is to keep saving each year so in 2 – 3 years we can buy it outright. It is 3 years between grants. Discussion followed. Olson suggested the following projects for 2014/2015:

- Landscaping for the view shed on Poplar and Post \$4,500.00
- Marking the corners for potential view sheds \$700.00. Olson said that we need to find some places that would be good choices. Laustrup has an overlay. Nies said that we need to mark only those that are worthy.
- Install cement benches on Williams Road
- Improve Spring Lake boat landing (County and Bass Lake shared cost).
- Purchase a roll in dock for Durphee landing on KK. Olson stated that the water is so shallow and the landing is used a lot. Nies spoke to Truit.
- Fresh woodchips for the playground at Town Hall and Harvey Park.
- Walkway for Harvey Park

Discussion followed.

Nies reviewed the Town policy on minimum lot size in Northwoods Beach. Olson reported that it has come up 4 times in the last year. Nies stated that the minimum lot size in Northwoods Beach is 20,000 sq. ft. (7 lots). Discussion followed. Nies stated that if there was a dwelling and could meet the setbacks, the Town would allow it. Nies stated that a variance was always approved for setbacks 64 feet from the center of the road and 40 ft. from the rear lot line. Nies worked with the County for reduced setbacks. Town Ordinance 09-11-06 Reduced Town Road Setbacks for Northwoods Beach Subdivision Area reduced setback. The ordinance has a provision that if Sawyer County reduces lot size to less than 20,000.00 sq. ft., setbacks will be restored. Act 150 allows building within 300 ft. of navigable waters with reduced setbacks. Zoning wants to approve it. There are people that are trying to buy 5 lots and build. Nies said that the problem is if a person has 5 lots and 300 ft., they can build, but if they have 5 lots and 301 ft., they can't build. The Town has refused people who have 6 lots. Zoning is arguing with the Town. Olson referred to page 9-12 in the Comprehensive Plan (see attached). Discussion followed. Brueggen and Tyrolt agree with the Town's policy. Discussion followed. Motion by Brueggen, seconded by Nies to recommend the Town Board keep the ordinance in effect. Motion carried.

Laustrup reported that Royal is concerned about a tree on his property near the water. Tyrolt said that he can cut the tree into the water and the DNR will anchor it so it's not a safety issue, but Tyrolt can't recommend removing it. Olson said that he would prefer it left in. Laustrup stated that Brandt wants it removed completely. Tyrolt will check on rules for tree removal. Nies reported that trees on Town property had been cut down on Post and Poplar. Highway Crew Chief, Truit Campbell discovered that the owner cut down 8 trees and was building steps on public reserve strip. Campbell tried contacting owners and did not receive a response. Olson sent a certified letter. Olson read letter. The Public Reserve Strip Policy was included with the letter. Olson and Nies met with the owners. They were unaware of the policy. Nies and Olson spent an hour with them. Discussion followed. Olson told the owners to leave the tree stumps. Nies reported that the steps are finished (per Campbell). Discussion followed.

Motion by Nies, seconded by doc to adjourn at 8:11pm. Motion carried.